

BUILDING APPROVALS - SEPTEMBER, 1957.

Note.- All figures on the first three pages of this bulletin include particulars of approvals issued by Local Authorities to private builders as well as operations of the Queensland Housing Commission. Particulars of the work proposed to be carried out by other governmental authorities are included in the quarterly and annual figures shown on page 4.

The following table gives particulars of building operations approved in Queensland during the month of September, 1957.

Building Approvals, Queensland, September, 1957.

(Including Queensland Housing Commission, but excluding Other Governmental Operations.)

Local Authority.	Dwellings.				Other Buildings.				All Operations.
	New.		Additions, &c.		New.		Additions, &c.		
	No.	£	No.	£	No.	£	No.	£	£
<u>Metropolitan -</u>									
City of Brisbane ..	353	975,388	454	140,462	46	317,882	67	63,875	1,497,607
<u>South-Eastern -</u>									
City of Bundaberg	16	35,461	14	2,260	-	-	9	9,408	47,129
Gympie ..	5	10,950	5	750	2	6,350	2	3,650	21,700
Ipswich ..	49	107,260	23	3,868	3	18,000	2	2,110	131,238
Maryborough	11	29,530	18	3,770	2	3,000	5	3,350	39,650
Town of Redcliffe	49	89,995	13	3,280	19	4,703	7	7,987	105,965
South Coast	58	165,995	15	5,400	34	99,917	11	12,895	284,207
Shires	83	165,626	88	24,135	22	75,219	15	6,610	271,590
<u>Total</u> ..	271	604,817	176	43,463	82	207,189	51	46,010	901,479
<u>Toowoomba & S. West -</u>									
City of Toowoomba	31	96,307	48	7,673	5	21,448	6	3,550	128,978
Warwick ..	2	6,145	9	2,720	-	-	3	4,100	12,965
Town of Charleville	12	34,210	18	4,990	6	50,800	4	2,261	92,261
Dalby ..	2	4,700	7	2,057	-	-	1	200	6,957
Goondiwindi	2	8,900	-	-	2	3,150	-	-	12,050
Roma ..	4	11,589	7	1,938	-	-	-	-	13,527
Shires	20	45,206	30	7,735	20	104,191	13	4,602	161,734
<u>Total</u> ..	73	207,057	119	27,113	33	179,589	27	14,713	428,472
<u>Central and Mackay -</u>									
City of Mackay ..	14	32,644	11	4,727	2	5,450	1	1,300	44,121
Rockhampton	40	99,752	20	4,493	4	43,476	5	4,610	152,331
Town of Gladstone	1	2,400	-	-	-	-	-	-	2,400
Shires	7	11,350	5	1,750	1	4,300	-	-	17,400
<u>Total</u> ..	62	146,146	36	10,970	7	53,226	6	5,910	216,252
<u>Northern -</u>									
City of Cairns ..	27	77,468	10	5,805	10	38,656	2	3,180	125,109
Charters Trs.	2	3,500	1	150	-	-	1	350	4,000
Townsville	43	116,532	26	7,315	4	25,000	13	11,908	160,755
Town of Bowen ..	2	4,700	1	160	-	-	-	-	4,860
Hughenden	-	-	-	-	-	-	-	-	-
Thursday Is.	-	-	-	-	-	-	-	-	-
Shires	51	123,179	51	12,934	28	51,580	14	8,475	196,168
<u>Total</u> ..	125	325,379	89	26,364	42	115,236	30	23,913	490,892
<u>Total State</u>	884	2,258,787	874	248,372	210	873,122	181	154,421	3,534,702

The number of new dwellings approved has shown an upward trend since the end of 1955, and this increase was continued in September, 1957. The average monthly number of approvals was 752 for the twelve months ended August, 1956: it rose to 787 during the twelve months ended August, 1957, while the September, 1957, total was 884. The latter total was valued at £2,258,800, compared with 728 dwellings valued at £1,694,600 in the corresponding month of 1956 - increases of 21.4 per cent. in number and 33.3 per cent. in total value.

The value of approvals of new buildings other than dwellings fluctuates widely from month to month according to the number of approvals of very large commercial jobs which happen to come forward in any month. Thus the September, 1957, total of £873,100 was a relatively low figure, although the total of 210 approvals for this kind of work was greater than the number for the preceding month which showed a total value of £1,100,900. Other work on buildings other than dwellings approved during September, 1957, was valued at £154,400, making a total of £1,027,500 for non-dwelling buildings. Of this total, Brisbane's figure of £381,800 accounted for 37 per cent. of the State total, while high figures were recorded in Town of South Coast (£112,800), Charleville (£53,100), Rockhampton (£48,100), Cairns (£41,800), and Townsville (£36,900).

The next table shows monthly totals for the whole State from September, 1956, to September, 1957.

Building Approvals, Queensland.

(Including Queensland Housing Commission, but excluding Other Governmental Operations.)

Month.	Dwellings.				Other Buildings.				All Operations.
	New.		Additions and Alterations.		New.		Additions and Alterations.		
<u>1956.</u>	No.	£	No.	£	No.	£	No.	£	£
September	728	1,694,585	756	252,458	173	1,148,063	199	224,305	3,319,411
October	874	2,092,620	802	253,970	216	1,848,407	211	254,908	4,449,905
November	938	2,332,919	786	226,888	201	1,138,600	199	219,557	3,908,964
December	979	2,909,755	617	154,686	183	811,487	118	129,759	4,005,687
<u>1957.</u>	No.	£	No.	£	No.	£	No.	£	£
January	598	1,481,835	590	154,042	152	777,516	152	154,938	2,568,331
February	596	1,497,893	652	178,294	224	1,214,004	160	113,057	3,003,248
March ..	642	1,564,988	674	209,352	153	493,237	187	158,747	2,427,324
April ..	744	1,826,797	714	211,156	210	1,630,356	175	147,013	3,815,322
May ..	971	2,521,609	629	235,234	167	987,347	153	180,422	3,924,612
June ..	743	1,869,131	725	268,864	214	1,258,407	136	121,435	3,517,837
July ..	836	2,101,406	787	251,566	245	1,565,691	162	163,238	4,081,901
August	801	2,094,291	601	213,875	175	1,100,873	179	184,096	3,593,135
September	884	2,258,787	874	248,372	210	873,122	181	154,421	3,534,702

Of the total value of all approvals issued during September, 1957 (£3,534,700), work on dwellings represented 70.9 per cent. (new dwellings 63.9 per cent., and additions and alterations 7.0 per cent.), while work on buildings other than dwellings was 29.1 per cent.

The average estimated costs per dwelling approved in September, 1957, were Brisbane, £2,763; other Cities and Towns, £2,535; and all Shires, £2,145. The averages for the nine months ended September, 1957, were Brisbane, £2,788; other Cities and Towns, £2,432; and all Shires, £2,217. These averages were higher than the corresponding averages for the nine months ended 30th September, 1956, by 5.8, 7.4, and 10.1 per cent. respectively.

For the September quarter of 1957, the estimated value of new dwellings approved in Brisbane averaged, per 100 square feet, £289 for brick or concrete, £254 for timber, and £213 for fibro-cement.

Volume of Building Approvals.

Index numbers of the volume of building approvals issued are shown in the following table. The indexes relate the volumes of the four principal types of work to one another and each to its own pre-war volume. A certain amount of estimation was necessary in preparing the figures, as (i) complete records of all building approvals in 1938 are not available, and (ii) data from various sources had to be used to estimate the rise in building costs from 1938 to 1947, but the indexes set out below should measure the volume of post-war building approvals with reasonable accuracy. All government work except that of the Queensland Housing Commission is excluded.

Index of Volume of Building Approvals.

(Base: Total of All Operations, 1938 = 100.)

Period.	New Dwellings. ^a	Other New Buildings. ^b	Alterations &c., to Dwellings. ^b	Other Alterations, &c. ^b	All Approvals.
<u>Year -</u>					
1938	60	18	6	16	100
1947	155	10	9	6	180
1948	141	12	11	5	169
1949	146	9	11	6	172
1950	160	11	11	8	190
1951	174	15	12	11	212
1952	152	24	13	9	198
1953	141	40	14	9	204
1954	123	44	13	8	188
1955	111	61	12	11	195
1956	121	52	10	11	194
<u>Quarter Ended -</u>					
September, 1956	109	55	11	11	186
December, 1956	141	60	10	9	220
March, 1957 ..	92	38	8	7	145
June, 1957 ..	124	58	10	7	199
September, 1957	127	52	10	7	196

a Based on actual numbers of dwellings approved, irrespective of variations in average floor area.

b Based on value of approvals issued, adjusted for price rises as follows:- 1938 to December, 1946, 110 per cent.; 1.3 per cent. per month to June, 1951; unchanged, July, 1951, to March, 1953; 0.8 per cent. per month, April, 1953, to date.

September quarter figures were very similar to those recorded for June quarter of 1957. The only appreciable difference was a slight decrease in new buildings other than dwellings which, however, were still three times their pre-war volume. New dwellings approved were twice the pre-war volume showing a substantial increase over the relatively low level reached during 1955, and were above the average for 1956. They were, however, still well below the high figures of the post-war years up to 1953 when the housing shortage was still at its worst.

The next table shows building approvals, including all governmental operations, for the ten years 1947 to 1956, and in each of the five most recent quarters.

Building Approvals, Queensland.
(Including All Governmental Operations.)

Period.	Dwellings.		Other Build- ings.	Total.	Dwellings.		Other Build- ings.	Total.		
	New.	Addi- tions, &c.			New.	Addi- tions, &c.				
	Brisbane.					Other Cities and Towns. ^a				
	No.	£'000.	£'000.	£'000.	£'000.	No.	£'000.	£'000.	£'000.	£'000.
<u>Year -</u>										
1947 ..	5,024	5,398	235	1,028	6,661	3,724	3,448	308	774	4,530
1948 ..	4,928	6,074	309	1,255	7,638	3,113	3,424	373	1,058	4,855
1949 ..	5,044	7,362	410	1,302	9,074	3,274	3,947	427	1,194	5,568
1950 ..	5,805	9,332	571	2,331	12,234	3,595	4,877	528	1,315	6,720
1951 ..	7,086	13,612	785	4,366	18,763	3,564	5,942	672	1,760	8,374
1952 ..	6,505	12,923	871	4,527	18,321	3,268	5,567	786	2,340	8,693
1953 ..	5,150	10,636	1,097	5,230	16,963	3,835	6,878	825	3,613	11,316
1954 ..	4,359	9,835	1,148	8,304	19,287	3,394	6,658	909	4,658	12,225
1955 ..	3,798	9,433	1,185	10,782	21,400	2,920	6,307	879	6,441	13,627
1956 ..	3,960	10,912	1,060	10,281	22,253	2,850	6,499	870	6,692	14,061
<u>Quarter -</u>										
3rd, 1956	856	2,325	307	2,522	5,154	734	1,646	263	1,646	3,555
4th, 1956	1,027	2,738	263	3,038	6,039	827	1,918	230	1,428	3,576
1st, 1957	733	2,043	265	1,865	4,173	618	1,458	162	1,391	3,011
2nd, 1957	974	2,739	313	2,233	5,285	921	2,222	282	2,238	4,742
3rd, 1957	1,054	2,916	333	1,806	5,055	962	2,402	234	1,836	4,472
	Rest of State.					Total Queensland.				
<u>Year -</u>										
1947 ..	3,601	2,614	386	896	3,896	12,349	11,460	929	2,698	15,087
1948 ..	3,439	2,875	560	945	4,380	11,480	12,373	1,242	3,258	16,873
1949 ..	3,337	3,329	666	1,165	5,160	11,655	14,638	1,503	3,661	19,802
1950 ..	3,367	3,802	592	1,250	5,644	12,767	18,011	1,691	4,896	24,598
1951 ..	3,550	4,996	784	1,467	7,247	14,200	24,550	2,241	7,593	34,384
1952 ..	2,458	3,447	703	2,038	6,188	12,231	21,937	2,360	8,905	33,202
1953 ..	2,294	3,523	617	2,270	6,410	11,279	21,037	2,539	11,113	34,689
1954 ..	2,211	3,872	566	3,622	8,060	9,964	20,365	2,623	16,584	39,572
1955 ..	2,289	4,448	594	4,481	9,523	9,007	20,188	2,658	21,704	44,550
1956 ..	2,845	7,060	536	4,330	11,926	9,655	24,471	2,466	21,303	48,240
<u>Quarter -</u>										
3rd, 1956	573	1,180	140	1,122	2,442	2,163	5,151	710	5,290	11,151
4th, 1956	947	2,714	149	1,056	3,919	2,801	7,370	642	5,522	13,534
1st, 1957	500	1,083	121	692	1,896	1,851	4,584	548	3,948	9,080
2nd, 1957	575	1,295	126	998	2,419	2,470	6,256	721	5,469	12,446
3rd, 1957	522	1,174	153	2,303	3,630	2,538	6,492	720	5,945	13,157

a Until the end of 1949, all provincial Cities and nine selected Towns; there-after, all provincial Cities (11) and Towns (10).

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BRISBANE.

28th November, 1957.